

City Council
Atlanta, Georgia

03-0-0931

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-31
5-12-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **55 Harlan Road, S.W.** be changed from the **R-4 (Single-Family Residential)** District, to the **R-4A (Single-Family Residential)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **212** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 212 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT; BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF HARLAN ROAD, 287 FEET SOUTHWESTERLY, AS MEASURED ALONG THE NORTHWESTERLY SIDE OF HARLAN ROAD FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHWESTERLY SIDE OF HARLAN ROAD AND THE SOUTHERLY SIDE OF MARTIN LUTHER KING, JR. DRIVE (FORMERLY KNOWN AS GORDON ROAD); THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY SIDE OF HARLAN ROAD, AND FOLLOWING THE CURVATURE THEREOF, 179.0 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF PROPERTY NOW OR FORMERLY BELONGING TO AARON CURTIS FURLOW AND MARY ANN FURLOW AS DESCRIBED IN DEED RECORDED AT DEED BOOK 6863, PAGE 74, FULTON COUNTY RECORDS, 138 FEET TO THE NORTHWESTERLY CORNER OF SAID FURLOW PROPERTY; THENCE NORTHERLY 171.1 FEET TO A POINT; THENCE SOUTHEASTERLY 177.3 FEET TO THE NORTHWESTERLY SIDE OF HARLAN ROAD AT THE POINT OF BEGINNING, BEING PART OF LOT 6 OF THE PROPERTY OF MRS. MARY M. RAOUL AS SHOWN ON PLAT RECORDED AT PLAT BOOK 8, PAGE 108, FULTON COUNTY RECORDS AND BEING ALL OF THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED FROM JAMES TIBBS, SR. TO THEODORE TIBBS AS RECORDED AT DEED BOOK 5367, PAGE 459, FULTON COUNTY RECORDS, LESS AND EXCEPT THAT PORTION CONVEYED TO AARON CURTIS FURLOW AND MARY ANN FURLOW AS HEREINAbove REFERRED TO.

LESS AND EXCEPT THE FOLLOWING:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 212 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE WEST SIDE OF HARLAN ROAD, 287.0 FEET SOUTH OF THE SOUTHWEST CORNER OF THE INTERSECTION OF MARTIN LUTHER KING JR. DRIVE (FORMERLY GORDON ROAD) AND HARLAN ROAD; RUNNING THENCE SOUTH AS MEASURED ALONG THE WEST SIDE OF HARLAN ROAD 59.6 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN INTERIOR ANGLE WITH THE WEST SIDE OF HARLAN ROAD OF 94 DEGREES 42 MINUTES, 164.0 FEET TO AN IRON PIN; RUNNING THENCE NORTHWEST ALONG A LINE WHICH FORMS AN INTERIOR ANGLE WITH THE PRECEDING LINE OF 93 DEGREES, 12 MINUTES, 80.0 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN INTERIOR ANGLE OF 78 DEGREES 14 MINUTES, 177.3 FEET TO AN IRON PIN FOUND ON THE WEST SIDE OF HARLAN ROAD SAID LINE FORMING AN INTERIOR ANGLE WITH THE WEST SIDE OF HARLAN ROAD OF 91 DEGREES, 52 MINUTES, AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY WITH A HOUSE THEREON AND KNOWN AS NO. 15 HARLAN ROAD, S.W., ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA, GEORGIA.

